169.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	734,900 / 734,900
					USE VALUE:	734,900 / 734,900
					ASSESSED:	734,900 / 734,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTIKYAN NANCY S/ TRUSTEE
Owner 2:	NANCY S COSTIKYAN 2007 TRUST
Owner 3:	
Street 1:	42 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COSTIKYAN NANCY S/ETAL/TRS -
Owner 2:	MALACHY A SHAW-JONES 2007 TR -
Street 1:	42 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 2027 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

Andrew MH

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	283,400		451,500	734,900
Total Card	0.172	283,400		451,500	734,900
Total Parcel	0.172	283,400		451,500	734,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.56 /Parcel: 362.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112292

GIS Ref

GIS Ref

Insp Date 07/31/18

!13100!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,400	0	7,500.	451,500	734,900		Year end	12/23/2021
2021	101	FV	273,900	0	7,500.	451,500	725,400		Year End Roll	12/10/2020
2020	101	FV	273,900	0	7,500.	451,500	725,400	725,400	Year End Roll	12/18/2019
2019	101	FV	226,400	0	7,500.	451,500	677,900	677,900	Year End Roll	1/3/2019
2018	101	FV	226,400	0	7,500.	380,600	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	226,400	0	7,500.	348,300	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	226,400	0	7,500.	296,700	523,100	523,100	Year End	1/4/2016
2015	101	FV	212,700	0	7,500.	258,000	470,700	470,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:09:46

LAST REV

Date	Time
11/06/20	09:34:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTIKYAN NANCY	1564-67	1	10/23/2020	Convenience	100	No	No		
COSTIKYAN NANCY	1456-132		9/8/2017	Intra-Corp	325,000	No	No		
COSTIKYAN NANCY	1456-132		7/29/2014	Convenience	100	No	No		Malachy A Shaw-Jones dod 8/7/2014
COSTIKYAN KATHR	1340-91		7/9/2007		425,000	No	No		
WILSTEIN ROBERT	1159-38		7/26/1996		223,500	No	No	Y	

USER DEFINED

Prior Id # 1:	112292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2018	561	Re-Roof	24,650	C				
5/7/2018	562	Re-Roof	6,440	C				front roof
7/16/2007	572	Addition	124,107	C				1 STORYW/DECK
3/16/2005	160	Wood-Sto	2,500			G6	GR FY06	
10/6/2004	1039	Shed	3,500					
6/14/2001	458	Dormers	58,000	C				2ND FLOOR DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
3/20/2018	SQ Returned	EMK	Ellen K
10/14/2008	Meas/Inspect	163	PATRIOT
5/24/2002	Permit Visit	PM	Peter M
12/15/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.23724830
Const Adj.:	0.98745072
Adj $ / SQ:	134.389
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385110
Depreciation:	101669
Depreciated Total:	283441

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

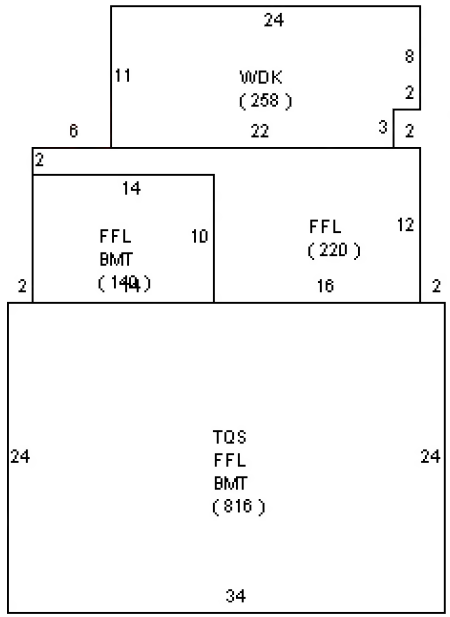
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	134.39
Special Features:	0	Val/Su Net:	94.40
Final Total:	283400	Val/Su SzAd	158.50

SKETCH



Sum Area By Label :
TQS = 816
FFL = 1176
BMT = 956
WDK = 258

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,176	134.390	158,042
BMT	Basement	956	46.870	44,806
TQS	3/4 Story	612	134.390	82,246
WDK	Deck	258	9.750	2,516

Net Sketched Area:	3,002	Total:	287,610
Size Ad	1788	Gross Area	3206	FinArea	2027
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X16	G	GD	2004	0.00	T	9	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc